



3 The Quadrant, Redland
Guide Price £1,450,000

RICHARD
HARDING



3 The Quadrant,

Redland, Bristol, BS6 7JR

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An incredible inviting and large (circa 3,000 sq. ft.) 4 double bedroom (formerly five), 2/3 reception room Victorian semi-detached family home with balanced lateral accommodation predominantly arranged over two floors, PLUS additional basement room with valuable additional storage, off-road parking for three cars and lovely level garden.

Key Features

- **Fabulous location for families**, within a level walk of Durdham Downs, Blackboy Hill/Whiteladies Road, the excellent local shops and cafes of North View and Coldharbour Road, as well as being within just 300m of Westbury Park School and 700m of Redland Green School. Waitrose Supermarket and bus connections to central areas are also nearby.
- **Ground Floor:** impressive entrance vestibule leads through into a truly magnificent 29ft x 7ft reception hallway with original Victorian tiled flooring and impressive high ceilings. Two generous reception rooms to the front of the property and to the rear there is an exceptional large sociable kitchen/dining space overlooking the rear garden with adjoining boot room/utility/downstairs cloakroom/wc.
- **First Floor:** central landing with rooflight window, four double bedrooms (one with en-suite) and stylish family bathroom/wc.
- **Lower Ground Floor:** useful basement game/cinema room, additional cellar storage space and storage cupboard.
- **Outside:** level lawned front garden with tarmac driveway providing off-street parking for three family sized vehicles with handy gated side access through to the rear garden. 45ft x 35ft level lawned rear garden.
- **An incredibly roomy and impressive period family home in a superb location.**





GROUND FLOOR

APPROACH: via a generous tarmac driveway affording off-road parking for three family sized vehicles. The driveway leads up the side of a lawned front garden to the attractive entrance to the house.

ENTRANCE VESTIBULE: (13'3" x 7'6") (4.04m x 2.29m) an impressive, welcoming entrance vestibule with double glazed rooflight windows flooding the vestibule and entrance hallway with natural light. Pretty period stained glass windows to side elevation, gorgeous original tessellated floor, door accessing a recessed boiler/cloak cupboard housing the modern Vaillant gas central heating boiler and pressurised hot water cylinder. Impressive original stained glass double doors leading through into:-

ENTRANCE HALLWAY: (29'8" x 8'0" max inclusive of stairwell) (9.04m x 2.44m) a rather grand and impressive central entrance hallway with wonderful high ceilings, original ceiling corning and picture rail. Period staircase rises to first floor landing. Half flight of stairs descends to the lower ground floor landing. Doors off to the principal reception room, reception 2/sitting room and the large sociable kitchen/dining room.

SITTING ROOM: (front) (17'2" x 15'1") (5.23m x 4.59m) a large reception room with wide bay to front comprising four sash windows with original stained glass panels over and cafe style plantation shutters. High ceiling, ceiling coving, picture rail, period fireplace and two radiators.

RECEPTION ROOM 2: (front) (15'5" x 13'10") (4.69m x 4.21m) good sized second reception room with high ceilings, ceiling coving and picture rail. Three sash windows to front with original stained glass panels over and cafe style plantation shutters. Period style fireplace, built-in tv cabinet and open shelving to chimney recesses and a radiator.

KITCHEN/DINING ROOM: (30'9" x 13'11") (9.37m x 4.24m) a fabulous large sociable kitchen/dining room (likely originally two rooms), measured together but described separately as follows:

Kitchen: with a modern fitted kitchen comprising base and eye level cupboards and drawers with granite worktops over, radiator, integrated Neff ovens, dishwasher, 5-ring Neff hob and downdraft extractor fan. Large central island with overhanging breakfast bar and integrated larder fridge. Two sash windows to rear. Door opening to the utility room. Wide wall opening connecting through to the:-

Dining/Living Area: high ceilings, ceiling coving and picture rail. Wide bay window to rear comprising four sash windows. Pretty period fireplace and radiators.

UTILITY ROOM: (10'2" x 6'8") (3.09m x 2.04m) modern fitted units with integrated freezer, worktop sink and original stained glass porthole window to side. Further window and stable style door to rear accessing the rear garden. Door opening to:-

UTILITY/WC: plumbing and appliance space for washing machine and dryer, wc and pedestal sink with further window to side and skylight window.

FIRST FLOOR

LANDING: large skylight window floods the landing and impressive stairwell with natural light. Generous central landing with a radiator. Doors off to bedrooms 1, 2, 3 and 4, plus the family bathroom/wc.

BEDROOM 1: (17'1" x 14'8" max inclusive of en-suite) (5.20m x 4.47m) a principal double bedroom with wide bay to front comprising double glazed windows with plantation shutters. Built-in wardrobes, high ceilings, ceiling coving, picture rail and a radiator. Sliding picture door opening to:-

En-Suite Shower Room: (9'1" x 4'0") (2.77m x 1.22m) white suite comprising a walk-in wet room style shower with recessed alcove shelf, low level wc, wash hand basin with storage drawers beneath, tiled walls, inset spotlights, wall mirror and heated towel rail.

BEDROOM 2: (15'8" x 13'10") (4.77m x 4.21m) large double bedroom with built in wardrobes, three double glazed sash windows to front with working wooden plantation shutters and a radiator.

BEDROOM 3: (17'0" x 12'3") (5.19m x 3.73m) a double bedroom with wide bay to rear comprising three double glazed sash windows overlooking rear and neighbouring gardens. High ceilings with ceiling coving and picture rail. Built-in wardrobes and a radiator.

BEDROOM 4: (18'2" x 18'1") (5.54m x 5.51m) large double bedroom with high ceilings, ceiling coving, picture rail, built-in wardrobes to chimney recesses, two double glazed sash windows to rear, period fireplace and a radiator.

BATHROOM/WC: (9'0" x 7'10") (2.74m x 2.39m) a stylish family bathroom with a white suite comprising a double ended bath, low level wc with concealed cistern, wash hand basin with storage cabinets beneath and walk-in oversized wet-room style shower with electric shower, recessed alcove shelf and inset spotlights. Heated towel rail and underfloor heating.





LOWER GROUND FLOOR

TV ROOM/RECEPTION 3: (15'3" x 13'1") (4.65m x 3.98m) half-flight of stairs descends down to a useful lower ground floor tv room/reception 3 with a maximum ceiling height of 6'2", currently used as a children's sitting room and study with double glazed windows to rear, radiator and inset spotlights. Wall openings to central landing with understairs storage and access to a cellar storage area, perfect for tools, sports equipment, etc.

OUTSIDE

FRONT GARDEN AND OFF-ROAD PARKING: pretty lawned front garden with low level period style boundary wall and foliage offering privacy with a tarmac driveway affording ample off-road parking for three family sized vehicles, as well as handy gated side access through to the rear garden.

REAR GARDEN: (approx. 45ft max width x 35ft depth) (13.72m x 10.67m) level lawned rear garden with curved edge flower borders containing plenty of established mature shrubs. Paved seating area to the rear of the property with large garden shed and handy pedestrian gated access out to a small lane accessed off Coldharbour Road. Outdoor tap and pathway with handy gated side access from the driveway at the front through to the rear garden.

IMPORTANT REMARKS

VIEWING & FURTHER INFORMATION: available exclusively through the sole agents, Richard Harding Estate Agents Limited, tel: 0117 946 6690.

FIXTURES & FITTINGS: only items mentioned in these particulars are included in the sale. Any other items are not included but may be available by separate arrangement.

TENURE: it is understood that the property is Freehold. This information should be checked with your legal adviser.

LOCAL AUTHORITY INFORMATION: Bristol City Council. Council Tax Band: G

PLEASE NOTE:

- Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers and confirmation of funding arrangements.
- Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a minimum E rating, unless there is an applicable exemption. The energy performance rating of a property can be upgraded on completion of certain energy efficiency improvements. Please visit the following website for further details: <https://www.gov.uk/government/publications/the-private-rented-property-minimum-standard-landlord-guidance-documents>
- The photographs may have been taken using a wide angle lens.

- Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no warranty can be given that these are in working order. Whilst we believe these particulars to be correct we would be pleased to check any information of particular importance to you.
- We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.
- Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.
- Any floor plans provided are not drawn to scale and are produced as an indicative rough guide only to help illustrate and identify the general layout of the property.
- Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations, listed buildings or other consents have been obtained. These matters must be verified by any intending buyer.
- Please be aware that firstly, areas of first priority (AFP) for schools do change and, secondly, just because a property is located within an AFP this does not mean schooling is guaranteed for resident children. Please make appropriate enquiries of the local authority to ensure you are fully aware of the exact position prior to exchange of contracts.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E		
21-38	F	34 F	
1-20	G		

If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.

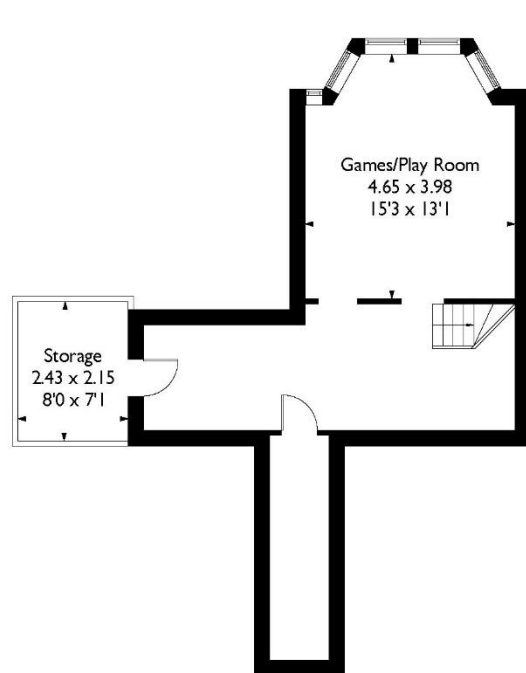




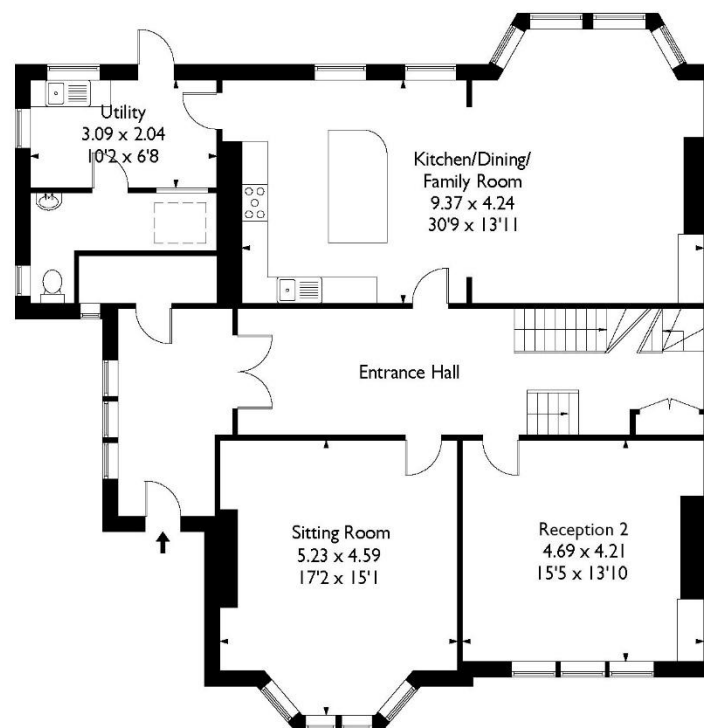
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Approximate Gross Internal Area (Including Basement)

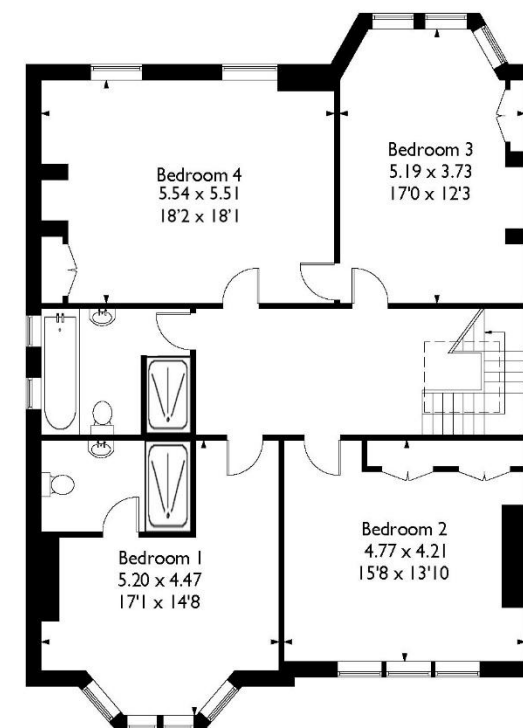
282.50 sq m / 3040.60 sq ft



Basement



Ground Floor



First Floor

For illustrative purposes only. Not to scale.

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.